

KANAB PLANNING COMMISSION MEETING

FEBRUARY 4 , 2014

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trijillo, Pro Tem Joan Thacher, Arlon Chamberlain, Byard Kershaw, David Borup, Representative for City Council Kent Burggraaf, Staff Member Levi Roberts of Five County, Business/Land Use Coordinator Gary McBride and Secretary Jayme Jorgensen.

CHAIRMAN TERESA TRUJILLO OPENED THE MEETING AT 6:32 P.M.

APPROVAL OF MINUTES: A motion was made by Byard Kershaw and 2nd by Joan Thacher to approve the minutes of the January 21, 2014 meeting as corrected. Motion passed unanimously.

PUBLIC COMMENT: No comment

Levi Roberts said that during the December 17 Planning Commission meeting, Staff recommended the following structure for reviewing the Sensitive Lands Ordinance, in preparation for recommending an amendment to the Land Use Ordinance:

1. Purpose and provisions of the Ordinance (11.1, 11.2, 11.4, 11.9)
2. Development permit process, required documentation and project compliance (11.5-11.7)
3. Development Standards (11.8)
4. Definitions (11.3)

Note: In the ordinances where it mentions exceptions, Levi removed it. He felt it could put the City in a situation where the City Council could be favoring one individual over another. Levi added another definition for Sensitive Lands in chapter 1 page 23 of 34. Sensitive Lands: Any land area whose destruction or disturbance could immediately affect the life of the community, and includes:

- A. Hillside Areas, as defined in this ordinance.
- B. Areas of wetlands, as defined by the U.S. Army Corps of Engineers.
- C. Floodplain areas, as delineated in the Sensitive Lands Overlay Map.
- D. All areas within one hundred (100) feet of a ridgeline, as identified in the Sensitive Lands Overlay Map.
- E. Expansive clay soils.

Corrections: Page 11-10, 11-6.3. Hillside Area Development Standards: The following development standards apply **to** development occurring in hillside areas as defined in this Ordinance.

Page 11-16, 11-6.3.3. Retaining walls and fences along with their proposed heights **and** materials shall be shown on the grading plan and concept plan.

Page 11-18, 11-6.3.3.2.2. **10** ft. heights demonstrated that would not detract from the surrounding terrain.

Teresa Trujillo said to go ahead and send to Legal to review.

Staff Report: no comment.

Commission Report: no comment.

KENT BURGGRAAF COUNCIL MEMBER LIASION REPORT: Still looking for additional Planning Commission Members. Last count there was one letter of interest. Please give consideration to who would be a good fit.

Goal set, and priority list discussed by Kent Burggraaf

- parking
- site plan review
- references to the development committee
- supplementary regulations
- quonset huts
- definition for conservation easement
- revise, revoking conditional use permit
- general plan update
- review chapter 10
- chapter 21 industrial land chart
- review chapter 2

Scheduled for next Tuesday is 40,000 sq. ft. limit for Public Hearing at the City Council Meeting.

Teresa Trujillo entertained a motion to adjourn, Arlon Chamberlain made that motion.

Comment: Bob Kaczowka is working on a Commercial retail project that will be discussed at the next Planning Commission Meeting. He will not be present, but will be available on speaker phone.

CHAIRMAN

DATE

